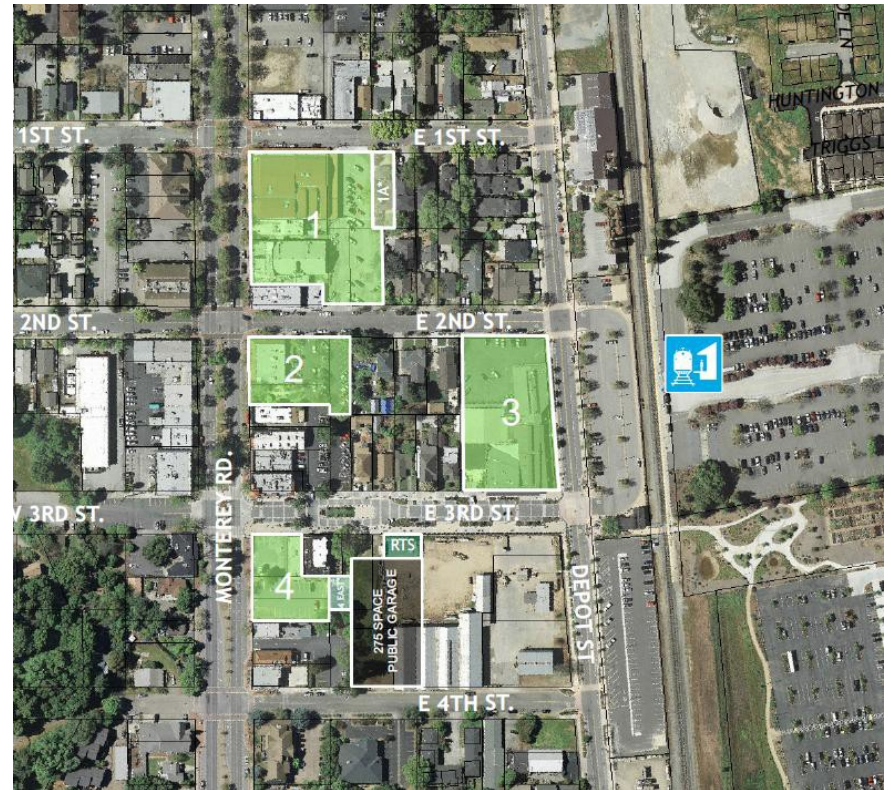


RFQ/P Opportunity

4 Development Sites + Retail Shell

- Site 1 (up to 1.48 ac)*
Catalyst Retail Anchor Tenant
*(One lot to be sold at market rate)
- Site 2 (.54 ac) & 4 (.43 ac)
Stand alone retail or mixed of uses
with retail
- Site 3 (1.07 ac)
Stand alone retail or high density
residential with retail on 3rd
- Retail Shell (4+/- ksf)
Restaurant/Retail



Site 1--DOWNTOWN MALL

Size: up to 1.48 Acres (7 parcels)



Desired Use: Catalyst Anchor Retail Site

- Zoning: CBD; Mix of uses
- Ground floor retail required along Monterey Road
- No minimum or maximum density
- Minimum two story height equivalent (24' exterior) and 4-story height limit (55')

•Six of the seven parcels recommended For Sale for Future Development. One parcel (Site 1A), a residential duplex, is recommended For Sale at market rate.

SITE 2--2ND ST. & MONTEREY RD.

Size: 0.54 Acres (3 parcels)



Desired Use: Stand alone retail or mix of uses with retail

- Zoning: CBD; Mix of uses
- Ground floor retail required along Monterey Road
- No minimum or maximum density
- Minimum two story height equivalent (24' exterior) and 4-story height limit (55')

SITE 3--DEPOT ST.

Size: 1.07 Acres (1 parcel)



Desired Use: Stand alone retail or high density residential with retail on 3rd

- Fee title owned by private party; \$2M option to purchase held by Successor Agency
- Zoning: CBD; High density residential with Retail on 3rd
- Ground floor retail required along Third Street
- Minimum two story height equivalent (24' exterior) and 4-story height limit (55')

*\$2 M Option to Purchase expires in 2016

SITE 4—3RD & MONTEREY RD.

Size: 0.43 Acres (4 parcels)



Desired Use: Stand alone retail or mix of uses with retail

- Zoning: CBD; Mix of uses
- Ground floor retail required along Monterey Rd. and Third Street
- No minimum or maximum density
- Minimum two story height equivalent (24' exterior) and 4-story height limit (55')
- City-owned “4 East” is available to accommodate public access to the city parking garage, and for a water detention area

GARAGE RETAIL LEASE SITE

Size: 4,000+/- SF

Desired Use: Restaurant/Retail



- Stand-alone retail shell available for retail or restaurant tenant
- Site adjacent to 275-space public parking structure
- Site identified to act as gateway to 3rd Street Promenade
- Available for ground-lease or lease of shell

About Morgan Hill

- 42,000 Population
- 124k Average HH Income
- 65% College Educated
- Median Age 36
- Median Housing Value \$580k
- 1.3 M visitors to Sport Facilities
- 800 Hotel Rooms, 21 Wineries Nearby

About Downtown

Currently Surrounded By:

- 123k SF Occupied Retail Space with Over 30 Restaurants
- 300 New Multi Family Housing Units
- 1,502 Parking Spaces Available

Upcoming Downtown Investment:

- \$25M for Future Investment Downtown, including a 275-space parking structure, 2 new parks, a hill top trail, streetscape improvements and public art, lighting and other features

Development Incentives

*Limited
Availability*

- ❖ 300 units available exempt from competition
- ❖ Sewer impact fee credits
- ❖ Retail parking credits
- ❖ No Utility User Tax
- ❖ TOD and PDA designations
- ❖ Limited financial assistance for projects supporting desired retail tenants
- ❖ Adjacent to Caltrain Station and future 275-space parking structure
- ❖ Specific Plan with Environmental Complete

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